

19 Ladywell
1 Tower Road
Branksome Park, Poole, Dorset
BH13 6HY



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Guide price £350,000

A well presented 2 bedroom, 2 bathroom apartment situated on the 2nd floor of the much sought after Ladywell Development in Branksome Park. Set in beautifully manicured and landscaped grounds, the entire development is immaculately maintained.

Summary of Accommodation

Approaching 1,000 sq ft
2 beds, 2 baths (1 en-suite)

Southerly facing balcony

Level walk to Westbourne

Secure underground parking space

Plenty of visitor parking

500 metres from Branksome Chine Beach





Ladywell is situated just 500 metres from Branksome Chine Beach and less than a mile away in either direction and equidistant from Canford Cliffs village and the vibrant area of Westbourne where a whole host of independent shops, boutiques and eateries can be found.

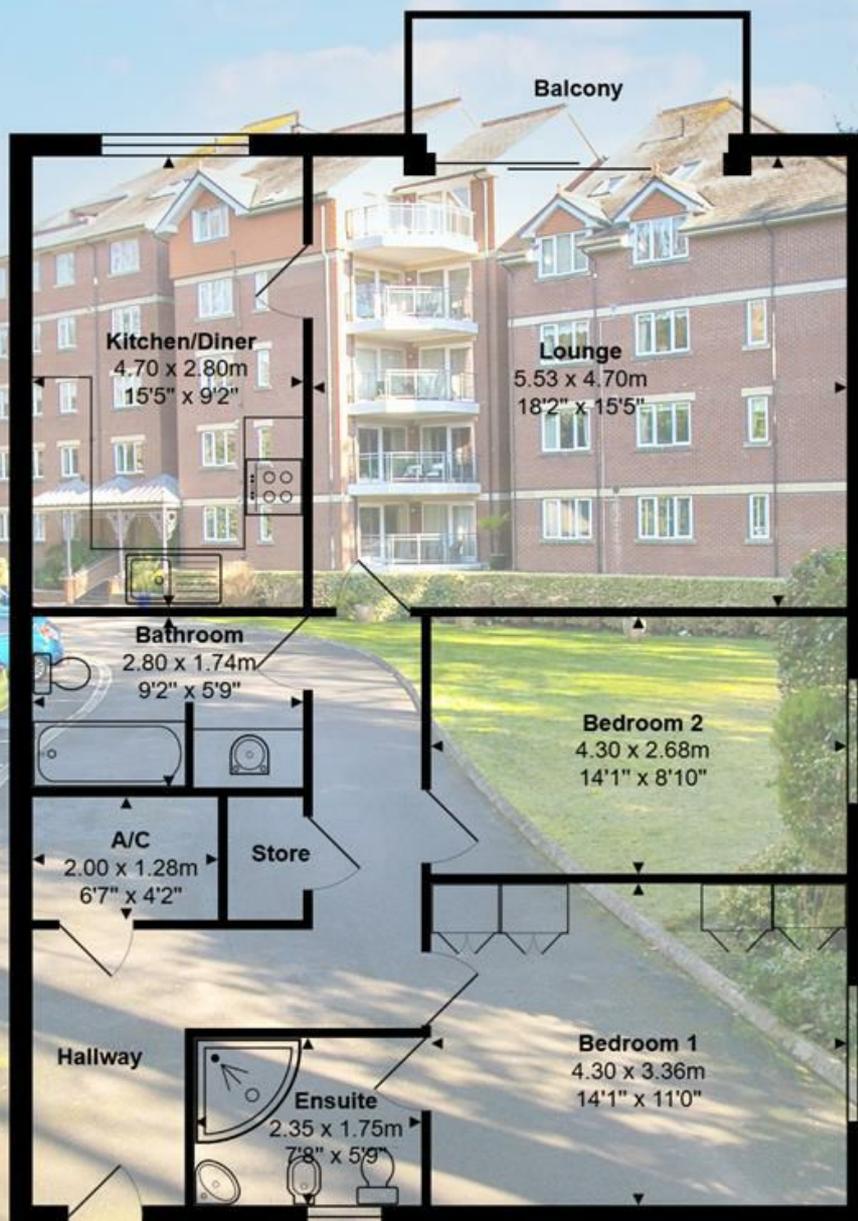
The apartment offers a spacious lounge with access to a private southerly facing balcony, a fitted kitchen with ample room for a dining table and two generous double bedrooms with plenty of fitted wardrobes. The master features an en-suite shower room and there is a family bathroom which serves bedroom 2 and visitors.

Additional benefits include passenger lift access to all floors, secure underground parking with an allocated space, above-ground visitor parking and video entry phone. The property is offered with no onward chain and comes with a share of the freehold.

The property is located in a conservation area with easy access to transport links and the golden sandy beach at Branksome Chine where the recently opened and highly popular Rockwater restaurant is situated.

The apartment itself is well presented with neutral décor and would make an ideal main or indeed holiday home.

Service charge is approximately £1,450 every 6 months. Share of freehold, remainder of a 999 year lease. Pets not permitted.



Total Area: 91.5 m² ... 985 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Lloyds Property Group

PROPERTY NAME

19 Ladywell

LOCATION

BH13 6HY

TOTAL FLOOR AREA

985.00 sq ft

COUNCIL TAX

Band F - BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: 3587

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

Illustration for identification purposes only, measurements are approximate, not to scale